



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 1



Location:
South Spur Trail

Photo #
1

Field Condition

30.08 - Maintenance of Accessible Trail - Title II Entity - Accessible trail is not in operable working condition. (28 CFR 35.133)

Existing Condition: Landscape on trail.

1991 ADAAG -

2004 ADAAG -

2007 CBC 1101B.3

Other 28 CFR 35.133

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 2 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 2



Location:
South Spur Trail

Photo #
2

Field Condition

30.10C - Trail Segment - Cross Slope - Cross slope of the trail segment exceeds 1:20.

Existing Condition: 22.5%, 13.5%, 14.2%, & 24.4%

1991 ADAAG -

2004 ADAAG -

2007 CBC -

Other 1999 ADAAG-16.2.7.1

Corrective Action

015C - Decomposed Granite Trail - New decomposed granite outdoor recreation access route (area as shown on the drawings). Slope along the POT shall conform to the following: PercentSlope//MaximumLength//RestInterval ; 0% - 5.0% // No Restriction // No Restriction ; 5.1% - 8.33% //

Additional Comments:

Costs and Funding

Qty ...Of: 720 SF

Total Cost \$5,184

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



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Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 3



Location:
South Spur Trail

Photo #
2

Field Condition

30.10E - Trail Surface - The surface of the trail is not firm or stable.
Existing Condition: Loose dirt & landscape.

1991 ADAAG -
2004 ADAAG -
2007 CBC -
Other 1999 ADAAG-16.2.1

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments
Additional Comments: See keynote 2 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: A
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Keynote 4



Location:
Alta Vicente Trail

Photo #
4

Field Condition

30.08 - Maintenance of Accessible Trail - Title II Entity - Accessible trail is not in operable working condition. (28 CFR 35.133)
Existing Condition: Landscape on trail.

1991 ADAAG -
2004 ADAAG -
2007 CBC 1101B.3
Other 28 CFR 35.133

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments
Additional Comments: See keynote 5 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By



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Keynote 5



Field Condition

30.10A - Trail Segment - Running Slope - Running slope of trail segment in the direction of travel does not comply with the following: a. 5% or less for any distance. b. From 5.1% to 8.33% for 200' maximum. c. From 8.34% to 10% for 30' maximum. d. From 10% to 12% for 10' maximum.

Existing Condition: 20%, 29.8%, 22%, 21%, 20.9%, 7.4%, 8.3%, 2.3%...

1991 ADAAG -

2004 ADAAG -

2007 CBC -

Other 1999 ADAAG-16.2.7.2.1;
16.2.7.2.2; 16.2.7.2.3;
16.2.7.2.4

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Corrective Action

015C - Decomposed Granite Trail - New decomposed granite outdoor recreation access route (area as shown on the drawings). Slope along the POT shall conform to the following: PercentSlope/MaximumLength/RestInterval ; 0% - 5.0% // No Restriction // No Restriction ; 5.1% - 8.33% //

Additional Comments: Provide resting space

Costs and Funding

Qty ...Of: 3200 SF

Total Cost \$23,040

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Location:

Alta Vicente Trail

Photo #

1



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Keynote 6



Field Condition

30.10B - Trail Resting Space - Resting space does not comply with 1999 ADAAG Section 16.2.8 (Resting intervals shall be 60" min. in length, shall have a width at least as wide as the trail and have a slope of 5% or less in any direction. The installation of resting spaces is required as follows: Percent slope, maximum length, Rest interval: 0% to 5.0%, No restriction, No restriction; 5.1% to 8.33%, 200', Every 200'; 8.34% to 10%, 30', Every 30'; 10.1% to 12%, 10', Every 10'.)

Existing Condition:

1991 ADAAG -

2004 ADAAG -

2007 CBC -

Other 1999 ADAAG-16.2.7.2; 16.2.8

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 5 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location:
Alta Vicente Trail

Photo #
4

Keynote 7



Field Condition

30.10C - Trail Segment - Cross Slope - Cross slope of the trail segment exceeds 1:20.

Existing Condition: 12.4%, 5.3%, 20.9%, 11.5%, 16.8%...

1991 ADAAG -

2004 ADAAG -

2007 CBC -

Other 1999 ADAAG-16.2.7.1

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 5 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location:
Alta Vicente Trail

Photo #
7



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Author: Arteaga, L

Keynote 8



Location:
Alta Vicente Trail

Photo #
4

Field Condition

30.10D - Clear Tread Width of Trail - The clear tread width of the trail is not 36" min., except the width may be reduced to 32" where existing conditions cannot be mitigated.

Existing Condition: 30" clear varies.

1991 ADAAG -

2004 ADAAG -

2007 CBC -

Other 1999 ADAAG-16.2.2

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 5 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 9



Location:
Alta Vicente Trail

Photo #
7

Field Condition

30.10E - Trail Surface - The surface of the trail is not firm or stable.

Existing Condition: Loose dirt & landscape.

1991 ADAAG -

2004 ADAAG -

2007 CBC -

Other 1999 ADAAG-16.2.1

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 5 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



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Keynote 10



Location:
Alta Vicente Trail

Photo #
7

Field Condition

30.11F - Trails - Passing Space - Where the width of the trail is less than 60", passing spaces measuring 60" x 60" are not provided at intervals of 1000' maximum.

Existing Condition:

1991 ADAAG -
2004 ADAAG -
2007 CBC -
Other 1999 ADAAG-16.2.6

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 5 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Keynote 11



Location:
Alta Vicente Trail

Photo #
1

Field Condition

30.11H - Trails - Signs - Trail complying with 1999 ADAAG Section 16.2 is not designated with a symbol at the trailhead and at designated access points. OR Signage has been provided but does not indicate the total distance of the accessible segment and the location of the first point of departure from the Section 16.2 requirements.

Existing Condition:

1991 ADAAG -
2004 ADAAG -
2007 CBC -
Other 1999 ADAAG-16.2.10

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: Provide compliant trail sign.

Costs and Funding

Qty ...Of: 2 EA
Total Cost \$600
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
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Keynote 12



Field Condition

03A.15 - Other - Pedestrian Accessible Route (Public Right of Way) - See Additional Comments

Existing Condition: No compliant access to Trail Park.

1991 ADAAG -

2004 ADAAG -

2007 CBC -

Other -

Corrective Action

120A - Curb Ramp - Provide compliant curb ramp.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$3,600

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location: Alta Vicente Trail
Photo # 12

Keynote 13



Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.

Existing Condition: 3.4% & 4.7%

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.1.3

Other -

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 16 for corrective action.

Costs and Funding

Qty ...Of: 90 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location: SE. of Admin. Bldg.
Photo # 13



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Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 14



Field Condition

03B.13 - > 1/2" Changes in Level - Curb ramps, ramps, or elevators are not used for changes in level greater than 1/2 inch. (Lifts may only be used in certain limited situations.)

Existing Condition: 5" high step

1991 ADAAG 4.5.2

2004 ADAAG 303.4

2007 CBC 1124B.2

Other -

Classification

DOJ Location Type: 1

Use: CP

Severity: B

Level of Difficulty Low to Moderate

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 16 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location:
SE. of Admin. Bldg.

Photo #
13



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Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 15



Field Condition

10.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition:

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab.404.2.4.1;
Fig.404.2.4.1
2007 CBC 1133B.2.4.2; Fig. 11B-26
Other -

Classification

DOJ Location Type: 1
Use: CP
Severity: C
Level of Difficulty High

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 16 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Location:
SE. of Admin. Bldg.

Photo #
13



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Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 16



Location:
SE. of Admin. Bldg.

Photo #
16

Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.
Existing Condition: 6.0%, 5.5% & 3.4% at turning point.

1991 ADAAG 4.3.7
2004 ADAAG 403.3
2007 CBC 1133B.7.1.3
Other -

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.
Additional Comments:

Costs and Funding

Qty ...Of: 60 SF
Total Cost \$1,440
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Keynote 17



Location:
SE. of Admin. Bldg.

Photo #
17

Field Condition

03B.11 - Ramps - This portion of an accessible route with a slope greater than 5% does not comply with the requirements for compliant ramps.
Existing Condition:

1991 ADAAG 4.8.1
2004 ADAAG 405
2007 CBC 1133B.5
Other -

Corrective Action

090A - Ramp with Handrails and Landings - Provide new compliant ramp with handrails, edge protection, and landings.
Additional Comments:

Costs and Funding

Qty ...Of: 63 LF
Total Cost \$45,360
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
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Author: Arteaga, L

Keynote 18



Location:
W. of Admin. Bldg.

Photo #
18

Field Condition

03B.04 - Width - Accessible route of travel is less than 48" wide (note: 48" wide requirement does not apply to doorways or gates).

Existing Condition: 47" wide

1991 ADAAG 4.3.3

2004 ADAAG 403.5.1

2007 CBC 1133B.7.1

Other -

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.

Additional Comments:

Costs and Funding

Qty ...Of: 59 SF

Total Cost \$1,416

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 19



Location:
W. of Admin. Bldg.

Photo #
17

Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.

Existing Condition: 3.2%

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.1.3

Other -

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.

Additional Comments:

Costs and Funding

Qty ...Of: 96 SF

Total Cost \$2,304

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



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Author: Arteaga, L

Keynote 20



Field Condition

03B.21 - Hazardous Vehicular Areas - Detectable Warnings - Where a walk crosses or adjoins the vehicular way and the walking surface is not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas is not defined by a continuous detectable warning at least 36" wide complying with CBC 1121B.3.1 item 8(a). (i.e., the warning surface shall contrast visually with adjoining surfaces, either light on dark or dark on light, and shall differ from adjoining walking surfaces in resiliency or sound on cane contact. Color: yellow conforming to Federal Color No. 33538, Table IV/ Standard No. 595B. Where the color value contrast between the yellow warning and the main walking surface is less than 70 percent, a 1" wide black strip shall separate the yellow warning from the main walking surface.)

Existing Condition:

1991 ADAAG	4.29.5
2004 ADAAG	705.1
2007 CBC	1133B.8.5
Other	-

Classification

DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action

024 - Blended Transitions - Detectable Warnings - Provide a continuous, yellow, 36" wide detectable warning surface (i.e. in-line truncated domes).

Additional Comments:

Costs and Funding

Qty ...Of:	12 SF
Total Cost	\$432
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/16/2011
Reported By	

Location:

W. of Admin. Bldg.

Photo #

17



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Keynote 21



Field Condition

01.02 - Number - Accessible Parking Spaces - Where parking spaces are provided for self-parking by employees or visitors or both, the required number of accessible parking spaces is not provided. (Note: All or some of the accessible parking spaces may be in a different location if equivalent or greater accessibility is ensured.) (Spaces required: (1 to 25 // 1) (26 to 50 // 2) (51 to 75 // 3) (76 to 100 // 4) (101 to 150 // 5) (151 to 200 // 6) (201 to 300 // 7) (301 to 400 // 8) (401 to 500 // 9) (501 to 1,000 // *) (1,000 and over // **) (*Two percent of total.) (**Twenty plus one for each 100, or fraction over 1,001.)

Existing Condition: Authorized vehicles only parking lot.

1991 ADAAG 4.1.2(5)
2004 ADAAG 208.3.1(2)
2007 CBC 1129B.1; 1129B.2; Table 11B-6
Other

Classification

DOJ Location Type: 1
Use: PV
Severity: B
Level of Difficulty Low to Moderate

Corrective Action

194 - Asphalt Paved Parking Stall and Access Aisle - Remove non-compliant pavement and replace with new asphalt paving. The parking space and access aisle slope shall not exceed 2% in any direction.

Additional Comments: Provide one van accessible space with required signs.

Costs and Funding

Qty ...Of: 1 EA SPACE
Total Cost \$4,200
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Location:
W. of Admin. Bldg.

Photo #
21



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 22



Location:
W. of Admin. Bldg.

Photo #
22

Field Condition

03B.11 - Ramps - This portion of an accessible route with a slope greater than 5% does not comply with the requirements for compliant ramps.

Existing Condition: 9.5%

1991 ADAAG 4.8.1

2004 ADAAG 405

2007 CBC 1133B.5

Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: Provide warning sign stating existing condition.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$300

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4

Use: MS

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 23



Location:
W. of Admin. Bldg.

Photo #
22

Field Condition

03B.13 - > 1/2" Changes in Level - Curb ramps, ramps, or elevators are not used for changes in level greater than 1/2 inch. (Lifts may only be used in certain limited situations.)

Existing Condition:

1991 ADAAG 4.5.2

2004 ADAAG 303.4

2007 CBC 1124B.2

Other -

Corrective Action

001D - Modify Pavement - Re-grade and re-pave to provide compliant slope.

Additional Comments: Provide new walkway & door landing.

Costs and Funding

Qty ...Of: 140 SF

Total Cost \$3,360

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4

Use: MS

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



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Author: Arteaga, L

Keynote 24



Field Condition

03B.21 - Hazardous Vehicular Areas - Detectable Warnings - Where a walk crosses or adjoins the vehicular way and the walking surface is not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas is not defined by a continuous detectable warning at least 36" wide complying with CBC 1121B.3.1 item 8(a). (i.e., the warning surface shall contrast visually with adjoining surfaces, either light on dark or dark on light, and shall differ from adjoining walking surfaces in resiliency or sound on cane contact. Color: yellow conforming to Federal Color No. 33538, Table IV/ Standard No. 595B. Where the color value contrast between the yellow warning and the main walking surface is less than 70 percent, a 1" wide black strip shall separate the yellow warning from the main walking surface.)

Existing Condition:

1991 ADAAG	4.29.5
2004 ADAAG	705.1
2007 CBC	1133B.8.5
Other	-

Classification

DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action

024 - Blended Transitions - Detectable Warnings - Provide a continuous, yellow, 36" wide detectable warning surface (i.e. in-line truncated domes).

Additional Comments:

Costs and Funding

Qty ...Of:	21 SF
Total Cost	\$756
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/16/2011
Reported By	

Location:
W. of Admin. Bldg.

Photo #
22



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 25



Location:
W. of Admin. Bldg.

Photo #
22

Field Condition

03B.22 - Other - On-Site Accessible Path of Travel - See Additional Comments

Existing Condition:

1991 ADAAG -

2004 ADAAG -

2007 CBC -

Other -

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 23 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4

Use: MS

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

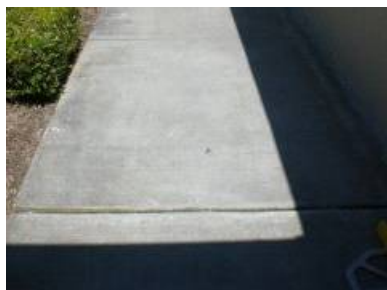
Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 26



Location:
N. of Comm. Dev. Bldg.

Photo #
26

Field Condition

03B.12 - > 1/4" Changes in Level - Where walkway levels change abruptly, the vertical difference between them exceeds 1/4 inch. Or changes in level between 1/4 inch and 1/2 inch are beveled with a slope greater than 1:2.

Existing Condition: 3/4" gap

1991 ADAAG 4.5.2

2004 ADAAG 303.2; 303.3

2007 CBC 1124B.2

Other -

Corrective Action

005B - Concrete Crack Repair - Clean-out existing concrete crack and inject with epoxy grout. Cracks over 1/4" in width will require a foam backer rod and sealant.

Additional Comments:

Costs and Funding

Qty ...Of: 6 LF

Total Cost \$43

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 27



Location:
E. of Admin. Bldg.

Photo #
27

Field Condition

06.02B - ISA Sign - The wheelchair accessible telephone is not identified by the ISA.

Existing Condition:

1991 ADAAG 4.1.3(17)(b); 4.30.7(1)

2004 ADAAG 703.2.1; Fig. 703.2.1

2007 CBC 1117B.5.8.1

Other -

Corrective Action

435B - Adapt Telephone - Adapt existing telephone for accessibility.

Additional Comments: Provide ISA sign.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$1,800

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4

Use: PV

Severity: E

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 28



Location:
E. of Admin. Bldg.

Photo #
28

Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.

Existing Condition: 4.6% & 4.4 at mail box

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.1.3

Other -

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.

Additional Comments:

Costs and Funding

Qty ...Of: 55 SF

Total Cost \$1,320

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 29



Location: Photo #
E. of Admin. Bldg. 29

Field Condition

01.09 - Stall Dimensions - Accessible parking spaces, including van spaces, are not at least 9' wide and 18' long with a demarcated access aisle. (Two spaces may share a common aisle; parking space width is measured from the center line of the stripe on one side to the center line of the stripe on the other.)

Existing Condition: 16'-5" long stall.

1991 ADAAG 4.6.3
2004 ADAAG 502.2
2007 CBC 1129B.3 items 1 & 2
Other

Corrective Action

199 - Parking Spaces - Miscellaneous - See Additional Comments

Additional Comments: See keynote 31 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Keynote 30



Location: Photo #
E. of Admin. Bldg. 29

Field Condition

01.11 - Car Access Aisle - Dimensions - Car access aisle is not at least 5' wide and 18' long. (Aisle width is measured from the center line of the stripe on one side to the center line of the stripe on the other.)

Existing Condition: 4'-8" wide x 16'-8" long

1991 ADAAG 4.1.2(5)(a)
2004 ADAAG 502.3.1
2007 CBC 1129B.3 item 1
Other

Corrective Action

199 - Parking Spaces - Miscellaneous - See Additional Comments

Additional Comments: See keynote 31 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 31



Location:
E. of Admin. Bldg.

Photo #
29

Field Condition

01.13 - Level Surface - The accessible parking spaces and access aisles are not level (slope is greater than 2%).

Existing Condition: 3.3%, 1.9%, & 3.8%

1991 ADAAG 4.6.3

2004 ADAAG 502.4; advisory 502.4

2007 CBC 1129B.3 items 3 & 4

Other

Corrective Action

194 - Asphalt Paved Parking Stall and Access Aisle - Remove non-compliant pavement and replace with new asphalt paving. The parking space and access aisle slope shall not exceed 2% in any direction.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA SPACE

Total Cost \$6,300

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 32



Location:
E. of Admin. Bldg.

Photo #
29

Field Condition

01.15C - Minimum Fine Sign - Accessible parking space has no sign stating "Minimum Fine \$250" below the ISA.

Existing Condition:

1991 ADAAG -

2004 ADAAG -

2007 CBC 1129B.4

Other

Corrective Action

394D - Sign - Fine for Unauthorized Parking - Provide sign stating minimum fine for unauthorized parking.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$240

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 33



Location: E. of Admin. Bldg.
Photo # 29

Field Condition

01.18 - Pavement Sign - A 36" square ISA is not painted on the pavement at the rear of the stall.

Existing Condition:

1991 ADAAG -

2004 ADAAG 502.6

2007 CBC 1129B.4

Other

Corrective Action

199 - Parking Spaces - Miscellaneous - See Additional Comments

Additional Comments: See keynote 31 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 34



Location: E. of Admin. Bldg.
Photo # 29

Field Condition

01.19C - Tow-away Sign - Contact Information - California tow-away sign does not include contact information.

Existing Condition:

1991 ADAAG -

2004 ADAAG -

2007 CBC 1129B.4

Other

Corrective Action

392 - Tow-away Sign - Provide pole-mounted California tow-away sign at a height of 80" above finish grade to bottom of sign.

Additional Comments: Provide at lot entrance.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$600

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 35



Field Condition

03B.21 - Hazardous Vehicular Areas - Detectable Warnings - Where a walk crosses or adjoins the vehicular way and the walking surface is not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas is not defined by a continuous detectable warning at least 36" wide complying with CBC 1121B.3.1 item 8(a). (i.e., the warning surface shall contrast visually with adjoining surfaces, either light on dark or dark on light, and shall differ from adjoining walking surfaces in resiliency or sound on cane contact. Color: yellow conforming to Federal Color No. 33538, Table IV/ Standard No. 595B. Where the color value contrast between the yellow warning and the main walking surface is less than 70 percent, a 1" wide black strip shall separate the yellow warning from the main walking surface.)

Existing Condition: No detectable warning between parking & walkway

1991 ADAAG	4.29.5
2004 ADAAG	705.1
2007 CBC	1133B.8.5
Other	-

Classification

DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action

024 - Blended Transitions - Detectable Warnings - Provide a continuous, yellow, 36" wide detectable warning surface (i.e. in-line truncated domes).

Additional Comments:

Costs and Funding

Qty ...Of:	33 SF
Total Cost	\$1,188
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/16/2011
Reported By	

Location:

E. of Admin. Bldg.

Photo #

35



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 36



Location:
E. of Admin. Bldg.

Photo #
36

Field Condition

03B.22 - Other - On-Site Accessible Path of Travel - See Additional Comments

1991 ADAAG -

Existing Condition: 35" wide detectable warnings

2004 ADAAG -

2007 CBC -

Other -

Corrective Action

024 - Blended Transitions - Detectable Warnings - Provide a continuous, yellow, 36" wide detectable warning surface (i.e. in-line truncated domes).

Additional Comments: New domes to be flush with walkway.

Costs and Funding

Qty ...Of: 15 SF

Total Cost \$540

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 37



Location:
N. PV Net Bldg.

Photo #
37

Field Condition

01.13 - Level Surface - The accessible parking spaces and access aisles are not level (slope is greater than 2%).

1991 ADAAG 4.6.3

Existing Condition: 2.6% to 7.2%

2004 ADAAG 502.4; advisory 502.4

2007 CBC 1129B.3 items 3 & 4

Other

Corrective Action

194 - Asphalt Paved Parking Stall and Access Aisle - Remove non-compliant pavement and replace with new asphalt paving. The parking space and access aisle slope shall not exceed 2% in any direction.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA SPACE

Total Cost \$6,300

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 38



Location:
N. PV Net Bldg.

Photo #
37

Field Condition

01.15C - Minimum Fine Sign - Accessible parking space has no sign stating "Minimum Fine \$250" below the ISA.

Existing Condition:

1991 ADAAG -

2004 ADAAG -

2007 CBC 1129B.4

Other

Corrective Action

394D - Sign - Fine for Unauthorized Parking - Provide sign stating minimum fine for unauthorized parking.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$240

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 39



Location:
N. PV Net Bldg.

Photo #
37

Field Condition

01.17 - Van Accessible Sign - Van accessible space has no sign stating "Van Accessible" below the ISA.

Existing Condition:

1991 ADAAG 4.6.4

2004 ADAAG 502.6

2007 CBC 1129B.4

Other

Corrective Action

398 - Van Accessible Parking Sign - Provide accessible parking sign with "Van Accessible" sign, pole-mounted to a height of 80" above finish grade measured to bottom of sign.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$600

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 40



Location:
N. PV Net Bldg.

Photo #
37

Field Condition

01.18 - Pavement Sign - A 36" square ISA is not painted on the pavement at the rear of the stall.

Existing Condition:

1991 ADAAG -

2004 ADAAG 502.6

2007 CBC 1129B.4

Other

Corrective Action

199 - Parking Spaces - Miscellaneous - See Additional Comments

Additional Comments: See keynote 37 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 41



Location:
N. PV Net Bldg.

Photo #
37

Field Condition

01.19C - Tow-away Sign - Contact Information - California tow-away sign does not include contact information.

Existing Condition:

1991 ADAAG -

2004 ADAAG -

2007 CBC 1129B.4

Other

Corrective Action

199 - Parking Spaces - Miscellaneous - See Additional Comments

Additional Comments: See keynote 34 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 42



Location:
NW. PV Net Bldg.

Photo #
42

Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.
Existing Condition: 3.3%

1991 ADAAG 4.3.7
2004 ADAAG 403.3
2007 CBC 1133B.7.1.3
Other -

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.
Additional Comments:

Costs and Funding

Qty ...Of: 35 SF
Total Cost \$840
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Keynote 43



Location:
W. PV Net Bldg.

Photo #
43

Field Condition

03B.13 - > 1/2" Changes in Level - Curb ramps, ramps, or elevators are not used for changes in level greater than 1/2 inch. (Lifts may only be used in certain limited situations.)
Existing Condition: 5 1/4" to 8" Steps.

1991 ADAAG 4.5.2
2004 ADAAG 303.4
2007 CBC 1124B.2
Other -

Corrective Action

257A - Replace Stairs - Replace stairs to comply with rise/run requirements.
Additional Comments: Relocate container & provide accessible POT from exit door to front entrance door by means of deck with guardrails.

Costs and Funding

Qty ...Of: 1 PER RUN
Total Cost \$27,000
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 6
Use: EW
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 44



Location:
W. PV Net Bldg.

Photo #
43

Field Condition

08.02B - Riser Height - The risers are not uniform. OR The risers are not between 4" and 7" in height.

Existing Condition: 8" high.

1991 ADAAG 4.9.2

2004 ADAAG 504.2

2007 CBC 1009.3; 1133B.4.5.3

Other -

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments

Additional Comments: See keynote 43 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 6

Use: EW

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 45



Location:
W. PV Net Bldg.

Photo #
43

Field Condition

08.03D - Level Landing - Landing is not level (slope is greater than 2% in some or all directions).

Existing Condition: 3.5%

1991 ADAAG -

2004 ADAAG -

2007 CBC 1009.5.1

Other -

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments

Additional Comments: See keynote 43 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 6

Use: EW

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 46



Location:
W. PV Net Bldg.

Photo #
43

Field Condition

08.05A - Exterior Stairs - Color Strip - Contrasting color strips have not been provided.

Existing Condition:

1991 ADAAG -

2004 ADAAG -

2007 CBC 1133B.4.4

Other -

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments

Additional Comments: See keynote 43 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 6

Use: EW

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 47



Location:
W. PV Net Bldg.

Photo #
43

Field Condition

08.07A - Continuous Handrails - Continuous handrails are not provided along both sides.

Existing Condition: 2x Guard w/ no handrails

1991 ADAAG 4.9.4

2004 ADAAG 504.6; 505.2

2007 CBC 1133B.4.1.1

Other -

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments

Additional Comments: See keynote 43 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 6

Use: EW

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 48



Location:
W. PV Net Bldg.

Photo #
48

Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.
Existing Condition: 2.8% to 3.1%

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.1.3

Other -

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.
Additional Comments:

Costs and Funding

Qty ...Of: 90 SF

Total Cost \$2,160

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 49



Field Condition

03B.21 - Hazardous Vehicular Areas - Detectable Warnings - Where a walk crosses or adjoins the vehicular way and the walking surface is not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas is not defined by a continuous detectable warning at least 36" wide complying with CBC 1121B.3.1 item 8(a). (i.e., the warning surface shall contrast visually with adjoining surfaces, either light on dark or dark on light, and shall differ from adjoining walking surfaces in resiliency or sound on cane contact. Color: yellow conforming to Federal Color No. 33538, Table IV/ Standard No. 595B. Where the color value contrast between the yellow warning and the main walking surface is less than 70 percent, a 1" wide black strip shall separate the yellow warning from the main walking surface.)

Existing Condition: No detectable warning between walkway & vehicular area at flush transition.

1991 ADAAG	4.29.5
2004 ADAAG	705.1
2007 CBC	1133B.8.5
Other	-

Classification

DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	High

Corrective Action

017B - Guardrail - Provide 42" high guardrail.

Additional Comments: Provide safety rail.

Costs and Funding

Qty ...Of:	190 EA
Total Cost	\$34,200
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete As of 09/16/2011
Reported By	

Location:
SW. PV Net Bldg.

Photo #
49



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 50



Location:
N. of Comm. Dev. Bldg.

Photo #
50

Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.

Existing Condition: 2.5%

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.1.3

Other -

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.

Additional Comments:

Costs and Funding

Qty ...Of: 25 SF

Total Cost \$600

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 51



Location:
N. of Comm. Dev. Bldg.

Photo #
51

Field Condition

03B.13 - > 1/2" Changes in Level - Curb ramps, ramps, or elevators are not used for changes in level greater than 1/2 inch. (Lifts may only be used in certain limited situations.)

Existing Condition: 1 3/8" high between door & landing.

1991 ADAAG 4.5.2

2004 ADAAG 303.4

2007 CBC 1124B.2

Other -

Corrective Action

237 - Concrete Stair and Upper Landing - Provide new concrete stair and landing. Heights and widths of the treads and risers shall be uniform. Riser height shall not exceed 7", and tread width shall be no less than 11" wide measured from riser to riser.

Additional Comments: In addition to compliant stair, provide new compliant ramp with handrails.

Costs and Funding

Qty ...Of: 112 SF

Total Cost \$10,788

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 52



Location:
N. of Comm. Dev. Bldg.

Photo #
51

Field Condition

08.05A - Exterior Stairs - Color Strip - Contrasting color strips have not been provided.

Existing Condition:

1991 ADAAG -

2004 ADAAG -

2007 CBC 1133B.4.4

Other -

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See keynote 51 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 53



Location:
N. of Comm. Dev. Bldg.

Photo #
51

Field Condition

08.07A - Continuous Handrails - Continuous handrails are not provided along both sides.

Existing Condition:

1991 ADAAG 4.9.4

2004 ADAAG 504.6; 505.2

2007 CBC 1133B.4.1.1

Other -

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See keynote 51 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 54



Field Condition

10.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 48" deep landing on pull side

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab.404.2.4.1; Fig.404.2.4.1
2007 CBC 1133B.2.4.2; Fig. 11B-26
Other -

Classification

DOJ Location Type: 1
Use: EC
Severity: C
Level of Difficulty High

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 51 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Location:
N. of Comm. Dev. Bldg.

Photo #
51



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 55



Location: N. of Comm. Dev. Bldg.
Photo # 55

Field Condition

03B.22 - Other - On-Site Accessible Path of Travel - See Additional Comments

Existing Condition: No compliant access to bench. Bench not accessible

1991 ADAAG -

2004 ADAAG -

2007 CBC -

Other -

Corrective Action

019A - Accessible Table - Provide accessible table.

Additional Comments: Remove wood fence to provide complaint path to new picnic table.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$4,200

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 56



Location: N. of Comm. Dev. Bldg.
Photo # 56

Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.

Existing Condition: 2.1%, 3.3%, 3.5% at transition points.

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.1.3

Other -

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.

Additional Comments:

Costs and Funding

Qty ...Of: 48 SF

Total Cost \$1,152

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 57



Location:
N. of Comm. Dev. Bldg.

Photo #
57

Field Condition

10.07A - Landing - Level and Clear - Floor is not level (slope is greater than 2% in some or all directions). OR Floor is not clear within the required maneuvering space.

Existing Condition: 3.3%

1991 ADAAG 4.13.6; Fig. 25

2004 ADAAG 305; 404.2.4.4

2007 CBC 1133B.2.4

Other -

Corrective Action

008 - Concrete Landing - Remove non-compliant pavement and replace with new concrete. The landing slope shall not exceed 2% in any direction.

Additional Comments:

Costs and Funding

Qty ...Of: 24 SF

Total Cost \$461

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 58



Location:
S. of Comm. Dev. Bldg.

Photo #
60

Field Condition

03B.13 - > 1/2" Changes in Level - Curb ramps, ramps, or elevators are not used for changes in level greater than 1/2 inch. (Lifts may only be used in certain limited situations.)

Existing Condition: 1 3/4" high.

1991 ADAAG 4.5.2

2004 ADAAG 303.4

2007 CBC 1124B.2

Other -

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 60 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 59



Field Condition

10.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 23" clear at strike side.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab.404.2.4.1;
Fig.404.2.4.1
2007 CBC 1133B.2.4.2; Fig. 11B-26
Other -

Classification

DOJ Location Type: 1
Use: EC
Severity: C
Level of Difficulty High

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 60 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Location:
S. of Comm. Dev. Bldg.

Photo #
60



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 60



Location:
S. of Comm. Dev. Bldg.

Photo #
60

Field Condition

10.07A - Landing - Level and Clear - Floor is not level (slope is greater than 2% in some or all directions). OR Floor is not clear within the required maneuvering space.

Existing Condition: 3.2%

1991 ADAAG 4.13.6; Fig. 25

2004 ADAAG 305; 404.2.4.4

2007 CBC 1133B.2.4

Other -

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.

Additional Comments: Provide landing to be flush with building.

Costs and Funding

Qty ...Of: 60 SF

Total Cost \$1,440

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 61



Location:
SE. of Comm. Dev. Bldg.

Photo #
61

Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.

Existing Condition: 3.9%

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.1.3

Other -

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.

Additional Comments:

Costs and Funding

Qty ...Of: 30 SF

Total Cost \$720

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 62



Field Condition

03B.22 - Other - On-Site Accessible Path of Travel - See Additional Comments

Existing Condition: 35" wide domes in lieu of 36" wide.

1991 ADAAG -

2004 ADAAG -

2007 CBC -

Other -

Corrective Action

024 - Blended Transitions - Detectable Warnings - Provide a continuous, yellow, 36" wide detectable warning surface (i.e. in-line truncated domes).

Additional Comments:

Costs and Funding

Qty ...Of: 18 SF

Total Cost \$648

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location:
SE. of Comm. Dev. Bldg.

Photo #
61

Keynote 63



Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.

Existing Condition: 1.9%, 2.6%, & 2.7%

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.1.3

Other -

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.

Additional Comments:

Costs and Funding

Qty ...Of: 96 SF

Total Cost \$2,304

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location:
SE. of Comm. Dev. Bldg.

Photo #
63



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 64



Field Condition

03B.10 - Running Slope - Slope of the accessible route of travel exceeds 1:20.

1991 ADAAG 4.3.7

Existing Condition: 6.5% RS & no handrails provided.

2004 ADAAG 403.3

2007 CBC 1133B.7.3

Other -

Classification

DOJ Location Type: 1

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Corrective Action

090D - Correct Ramp Cross Slope - Modify ramp to correct cross slope.

Additional Comments: Provide handrails on both sides.

Costs and Funding

Qty ...Of: 104 SF

Total Cost \$13,200

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Location:
SE. of Comm. Dev. Bldg.

Photo #
63



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 65



Field Condition

03B.21 - Hazardous Vehicular Areas - Detectable Warnings - Where a walk crosses or adjoins the vehicular way and the walking surface is not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas is not defined by a continuous detectable warning at least 36" wide complying with CBC 1121B.3.1 item 8(a). (i.e., the warning surface shall contrast visually with adjoining surfaces, either light on dark or dark on light, and shall differ from adjoining walking surfaces in resiliency or sound on cane contact. Color: yellow conforming to Federal Color No. 33538, Table IV/ Standard No. 595B. Where the color value contrast between the yellow warning and the main walking surface is less than 70 percent, a 1" wide black strip shall separate the yellow warning from the main walking surface.)

Existing Condition:

1991 ADAAG	4.29.5
2004 ADAAG	705.1
2007 CBC	1133B.8.5
Other	-

Classification

DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action

024 - Blended Transitions - Detectable Warnings - Provide a continuous, yellow, 36" wide detectable warning surface (i.e. in-line truncated domes).

Additional Comments:

Costs and Funding

Qty ...Of:	15 SF
Total Cost	\$540
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/16/2011
Reported By	

Location:

SE. of Comm. Dev. Bldg.

Photo #

63



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 66



Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.

Existing Condition: 2.7%

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.1.3

Other -

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.

Additional Comments:

Costs and Funding

Qty ...Of: 30 SF

Total Cost \$720

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Location:
SE. of PV Net Bldg.

Photo #
66



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 67



Field Condition

03B.21 - Hazardous Vehicular Areas - Detectable Warnings - Where a walk crosses or adjoins the vehicular way and the walking surface is not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas is not defined by a continuous detectable warning at least 36" wide complying with CBC 1121B.3.1 item 8(a). (i.e., the warning surface shall contrast visually with adjoining surfaces, either light on dark or dark on light, and shall differ from adjoining walking surfaces in resiliency or sound on cane contact. Color: yellow conforming to Federal Color No. 33538, Table IV/ Standard No. 595B. Where the color value contrast between the yellow warning and the main walking surface is less than 70 percent, a 1" wide black strip shall separate the yellow warning from the main walking surface.)

Existing Condition:

1991 ADAAG	4.29.5
2004 ADAAG	705.1
2007 CBC	1133B.8.5
Other	-

Classification

DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	Moderate to High

Corrective Action

024 - Blended Transitions - Detectable Warnings - Provide a continuous, yellow, 36" wide detectable warning surface (i.e. in-line truncated domes).

Additional Comments:

Costs and Funding

Qty ...Of:	15 SF
Total Cost	\$540
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/16/2011
Reported By	

Location:

SE. of PV Net Bldg.

Photo #

66



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 68



Field Condition

10.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 6" strike clearance

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab.404.2.4.1; Fig.404.2.4.1
2007 CBC 1133B.2.4.2; Fig. 11B-26
Other -

Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty High

Corrective Action

001D - Modify Pavement - Re-grade and re-pave to provide compliant slope.

Additional Comments:

Costs and Funding

Qty ...Of: 10 SF
Total Cost \$240
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Location:
S. of PV Net Bldg.

Photo #
68



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 69



Location:
S. of PV Net Bldg.

Photo #
69

Field Condition

03B.10 - Running Slope - Slope of the accessible route of travel exceeds 1:20.
Existing Condition: 13.2%

1991 ADAAG 4.3.7
2004 ADAAG 403.3
2007 CBC 1133B.7.3
Other -

Corrective Action

090E - Correct Ramp Running Slope - Modify ramp to correct running slope.
Modify or replace handrails as required.

Additional Comments:

Costs and Funding

Qty ...Of: 45 LF
Total Cost \$20,520
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Keynote 70



Location:
S. of PV Net Bldg.

Photo #
69

Field Condition

03B.11 - Ramps - This portion of an accessible route with a slope greater than 5% does not comply with the requirements for compliant ramps.
Existing Condition: No handrails or wheel guide provided.

1991 ADAAG 4.8.1
2004 ADAAG 405
2007 CBC 1133B.5
Other -

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments
Additional Comments: See keynote 69 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: A
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 71



Field Condition

03B.21 - Hazardous Vehicular Areas - Detectable Warnings - Where a walk crosses or adjoins the vehicular way and the walking surface is not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas is not defined by a continuous detectable warning at least 36" wide complying with CBC 1121B.3.1 item 8(a). (i.e., the warning surface shall contrast visually with adjoining surfaces, either light on dark or dark on light, and shall differ from adjoining walking surfaces in resiliency or sound on cane contact. Color: yellow conforming to Federal Color No. 33538, Table IV/ Standard No. 595B. Where the color value contrast between the yellow warning and the main walking surface is less than 70 percent, a 1" wide black strip shall separate the yellow warning from the main walking surface.)

Existing Condition:

1991 ADAAG	4.29.5
2004 ADAAG	705.1
2007 CBC	1133B.8.5
Other	-

Classification

DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action

024 - Blended Transitions - Detectable Warnings - Provide a continuous, yellow, 36" wide detectable warning surface (i.e. in-line truncated domes).

Additional Comments:

Costs and Funding

Qty ...Of:	15 SF
Total Cost	\$540
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/16/2011
Reported By	

Location:
S. of PV Net Bldg.

Photo #
69



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 72



Location:
SW. of PV Net Bldg.

Photo #
72

Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.

Existing Condition: 3.1%

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.1.3

Other -

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: Adjacent ramps needs to extend. See keynote 69 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 73



Location:
SW. of PV Net Bldg.

Photo #
72

Field Condition

03B.10 - Running Slope - Slope of the accessible route of travel exceeds 1:20.

Existing Condition: 5.8%

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.3

Other -

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: Adjacent ramps needs to extend. See keynote 69 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 74



Location:
SW. of PV Net Bldg.

Photo #
72

Field Condition

03B.12 - > 1/4" Changes in Level - Where walkway levels change abruptly, the vertical difference between them exceeds 1/4 inch. Or changes in level between 1/4 inch and 1/2 inch are beveled with a slope greater than 1:2.

Existing Condition:

1991 ADAAG 4.5.2

2004 ADAAG 303.2; 303.3

2007 CBC 1124B.2

Other -

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: Adjacent ramps needs to extend. See keynote 69 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 75



Location:
N. of PV Net Bldg.

Photo #
75

Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.

Existing Condition: 2.8 CS

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.1.3

Other -

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.

Additional Comments:

Costs and Funding

Qty ...Of: 350 SF

Total Cost \$8,400

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 76



Field Condition

03B.21 - Hazardous Vehicular Areas - Detectable Warnings - Where a walk crosses or adjoins the vehicular way and the walking surface is not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas is not defined by a continuous detectable warning at least 36" wide complying with CBC 1121B.3.1 item 8(a). (i.e., the warning surface shall contrast visually with adjoining surfaces, either light on dark or dark on light, and shall differ from adjoining walking surfaces in resiliency or sound on cane contact. Color: yellow conforming to Federal Color No. 33538, Table IV/ Standard No. 595B. Where the color value contrast between the yellow warning and the main walking surface is less than 70 percent, a 1" wide black strip shall separate the yellow warning from the main walking surface.)

Existing Condition: 0" transition between walkway & Parking.

1991 ADAAG	4.29.5
2004 ADAAG	705.1
2007 CBC	1133B.8.5
Other	-

Classification

DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action

024 - Blended Transitions - Detectable Warnings - Provide a continuous, yellow, 36" wide detectable warning surface (i.e. in-line truncated domes).

Additional Comments: Provide at end of walkway & see keynote 75 for corrective action.

Costs and Funding

Qty ...Of:	15 SF
Total Cost	\$540
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/16/2011
Reported By	

Location:

N. of PV Net Bldg.

Photo #

76



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 77



Location:
NE. of PV Net Bldg.

Photo #
77

Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.

Existing Condition: 8.2%

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.1.3

Other -

Corrective Action

001D - Modify Pavement - Re-grade and re-pave to provide compliant slope.

Additional Comments: Provide detectable warning at perimeter of platform.

Costs and Funding

Qty ...Of: 100 SF

Total Cost \$4,800

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 78



Location:
NE. of PV Net Bldg.

Photo #
77

Field Condition

03B.10 - Running Slope - Slope of the accessible route of travel exceeds 1:20.

Existing Condition: 10.8%

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.3

Other -

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 77 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 79



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 79

Field Condition

16.01 - Toilet Rooms - Toilet room does not comply with all applicable ADAAG and CBC accessibility requirements.

Existing Condition:

1991 ADAAG 4.1.2(6); 4.1.3(11); 4.22.1

2004 ADAAG 213.2; Advisory 213.2

2007 CBC 1115B.1

Other -

Corrective Action

026 - Accessible Portable Restroom and Access - Provide an accessible pre-manufactured portable restroom with a concrete walkway, minimum 4' wide, connecting the restroom to the facility's accessible routes. The walkway slope shall not exceed 5% along the POT and cross slope shall not exceed 2%. Surface

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$3,600

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 80



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 80

Field Condition

16.04 - Accessible Path of Travel - Toilet room is not located on an accessible route of travel.

Existing Condition: None provided, 4.6% CS.

1991 ADAAG 4.22.1

2004 ADAAG 206.2.4; Advisory 206.2.4

2007 CBC 1115B.1

Other -

Corrective Action

004A - Asphalt Paving - Remove non-compliant pavement and replace with new asphalt paving (area as shown on the drawings). The walkway slope shall not exceed 5% along the POT and cross slope shall not exceed 2%.

Additional Comments:

Costs and Funding

Qty ...Of: 300 SF

Total Cost \$3,060

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 81



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 79

Field Condition

16.12 - Other Door Requirements - Door does not comply with all applicable ADAAG and CBC accessibility requirements.

Existing Condition: From an open position of 70 degrees, the door takes 1 seconds to move to a point 3" from the latch.

1991 ADAAG 4.13

2004 ADAAG 404.1; Advisory 404.1

2007 CBC 1133B.2

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 79 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 82



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 79

Field Condition

16.13C - Unisex RR Geometric Symbol Signage - Circle/Triangle - Doorway leading to a unisex toilet room is not identified by a 12" circle, 1/4" with a 1/4" thick triangle superimposed and within the circle. OR Circle and triangle are provided, however they are accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)

Existing Condition: None provided

1991 ADAAG -

2004 ADAAG -

2007 CBC 1115B.6

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 79 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: D

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 83



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 79

Field Condition

16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.30.1

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1(1)

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 79 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 84



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 79

Field Condition

16.26A - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.

Existing Condition: 4.6%

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.1.3

Other -

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 80 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 85



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 85

Field Condition

16.27A - 60" Wide Circle or T-Shaped Maneuvering Space - The toilet room does not include an unobstructed turning space (a 60" diameter, 27" high circle or T-shaped space). (Note: The clear floor space of fixtures and controls, the accessible path of travel, and the turning space may overlap.)

Existing Condition:

1991 ADAAG 4.22.3; Fig 3
2004 ADAAG 304.3.2; Fig.304.3.2; 603.2.1
2007 CBC 1115B.3.1(1); 1115B.3.2(1)
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 79 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Keynote 86



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 85

Field Condition

16.43 - WC not in Stalls - Front Transfer Space - Where the WC is not in a stall, the clear floor space in front of the WC is less than 60" wide by 48" deep.

Existing Condition:

1991 ADAAG -
2004 ADAAG -
2007 CBC 1115B.4.1(2)
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 79 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: B
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 87



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 85

Field Condition

16.47A - WC Location from Sidewall - The centerline of the WC is not 18" absolute from a wall or partition.

Existing Condition:

1991 ADAAG 4.22.4

2004 ADAAG -

2007 CBC 1115B.4.1(1)

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 79 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 88



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 88

Field Condition

16.50 - TP Dispenser - Location - Pre-2007 CBC Facility - Location of the toilet paper dispenser does not comply with the Standard in effect at the time of construction. (The 2001 CBC required toilet tissue dispensers located on the wall within 12" of the front edge of the toilet seat, measured to the centerline of the dispenser; mounted below the grab bar; and centered at a min. height of 19" AFF.)

Existing Condition: 13"

1991 ADAAG 4.16.6; Fig. 29(b)

2004 ADAAG 604.7; Advisory 604.7; Fig. 604.7

2007 CBC -

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 79 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 89



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 89

Field Condition

16.53 - SC Dispenser Height - Mounting height of seat cover dispenser's highest operable part exceeds 40" AFF.

Existing Condition: 45" high

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6

2004 ADAAG -

2007 CBC 1115B.8.3

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 79 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 90



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 88

Field Condition

16.54B - Side Grab Bar Length - Side grab bar is less than 42" long. (ADA Standards require the side grab bar for WC's not located in stalls to be 42" long min.; ADA Standards require the side grab bar for WC's located in stalls to be 40" to 42" long min.; CBC Standards require the side grab bar to be 42" long min.)

Existing Condition: 37" long

1991 ADAAG 4.17.6; Figs. 29 & 30

2004 ADAAG 604.5; Advisory 604.5; 604.5.1; Fig. 604.5.1; 609.4

2007 CBC 1115B.4.1(3.1); Fig. 11B-1A

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 79 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 91



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 88

Field Condition

16.55A - Side Grab Bar Height - Side grab bar is not centered at 33" AFF. (ADA Standards require side grab bars to be centered from 33" to 36" AFF; CBC Standards require side grab bars to be centered at 33" AFF.)

Existing Condition: 34 1/2" high

1991 ADAAG 4.17.6; Figs. 29 & 30
2004 ADAAG 604.5; Advisory 604.5;
604.5.2; Fig. 604.5.2; 609.4
2007 CBC 1115B.4.1(3.1); Fig. 11B-1A
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 79 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Keynote 92



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 88

Field Condition

16.56 - Grab Bar Wall Clearance - The space between the grab bar and the wall is not 1-1/2" absolute.

Existing Condition: 1 5/8" clr.

1991 ADAAG 4.17.6, 4.26.2; Fig. 39
2004 ADAAG 609.3
2007 CBC 1115B.7.1; Fig. 11B-1C
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 79 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 93



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 89

Field Condition

16.84C - Soap Dispenser - Operating Height - Mounting height of soap dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one soap dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one soap dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 46" high

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6

2004 ADAAG 308; 309

2007 CBC 1115B.8.3

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 79 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 94



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 94

Field Condition

16.70 - Lavatories - Lavatory does not comply with ADAAG and CBC requirements. (ADA Standards require at least one lavatory to be accessible. CBC Standards prior to August 1, 2009 required all lavatories to be accessible. Effective August 1, 2009, amended CBC Standards require at least 5% of lavatories, but not less than one lavatory, to be accessible.)

Existing Condition:

1991 ADAAG 4.22.6

2004 ADAAG 213.3.4; 606.1

2007 CBC 1115B.4.3

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 79 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 95



Location: Portable Restroom NE. of PV Net Bldg.
Photo # 94

Field Condition

16.71 - Lavatory - Rim Height - Height of lavatory rim or counter surface exceeds 34" AFF.

Existing Condition: 39 1/2" high

1991 ADAAG 4.19.2; Fig. 31

2004 ADAAG 606.3

2007 CBC 1115B.4.3(2); Fig 11B-1D

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 79 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/16/2011

Reported By

Keynote 96



Location: Portable Restroom NE. of PV Net Bldg.
Photo # 94

Field Condition

16.73 - Lavatory Knee Clearance - Lavatory does not provide accessible knee clearance (i.e. at least 27" clearance from the floor to the underside of the lavatory, extending 8" min... measured from the front edge underneath the lavatory back towards the wall).

Existing Condition:

1991 ADAAG 4.19.2; Fig. 31

2004 ADAAG 306.3; Fig. 306.3

2007 CBC 1115B.4.3(2); Fig 11B-1D

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 79 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/16/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 97



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 94

Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 53" high

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6

2004 ADAAG 308; 309

2007 CBC 1115B.8.3

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 79 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 98



Location: Photo #
Portable Restroom NE. of PV Net Bldg. 94

Field Condition

16.84C - Soap Dispenser - Operating Height - Mounting height of soap dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one soap dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one soap dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 45" high

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6

2004 ADAAG 308; 309

2007 CBC 1115B.8.3

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 79 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote

99



Field Condition

03B.21 - Hazardous Vehicular Areas - Detectable Warnings - Where a walk crosses or adjoins the vehicular way and the walking surface is not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas is not defined by a continuous detectable warning at least 36" wide complying with CBC 1121B.3.1 item 8(a). (i.e., the warning surface shall contrast visually with adjoining surfaces, either light on dark or dark on light, and shall differ from adjoining walking surfaces in resiliency or sound on cane contact. Color: yellow conforming to Federal Color No. 33538, Table IV/ Standard No. 595B. Where the color value contrast between the yellow warning and the main walking surface is less than 70 percent, a 1" wide black strip shall separate the yellow warning from the main walking surface.)

Existing Condition:

1991 ADAAG	4.29.5
2004 ADAAG	705.1
2007 CBC	1133B.8.5
Other	-

Classification

DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action

024 - Blended Transitions - Detectable Warnings - Provide a continuous, yellow, 36" wide detectable warning surface (i.e. in-line truncated domes).

Additional Comments: Also, provide accessible path of travel to existing path.

Costs and Funding

Qty ...Of:	30 SF
Total Cost	\$28,882
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/16/2011
Reported By	

Location:

N. of Tennis Court

Photo #

99



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 100



Field Condition

03B.22 - Other - On-Site Accessible Path of Travel - See Additional Comments

Existing Condition: 60" high Doggy Bags.

1991 ADAAG -

2004 ADAAG -

2007 CBC -

Other -

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: Lower doggy bags at 48" Max.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$60

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location: Photo #
N. of Tennis Court 100

Keynote 101



Field Condition

08.02B - Riser Height - The risers are not uniform. OR The risers are not between 4" and 7" in height.

Existing Condition: 3" & 3 1/2" high

1991 ADAAG 4.9.2

2004 ADAAG 504.2

2007 CBC 1009.3; 1133B.4.5.3

Other -

Corrective Action

090A - Ramp with Handrails and Landings - Provide new compliant ramp with handrails, edge protection, and landings.

Additional Comments:

Costs and Funding

Qty ...Of: 8 LF

Total Cost \$5,760

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location: Photo #
Picnic Area S. of PV Net Bldg. 101



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 102



Field Condition

08.03A - Tread Depth - The treads are not uniform. OR The treads are less than 11" deep measured from riser to riser.

Existing Condition: 29"

1991 ADAAG 4.9.2
2004 ADAAG 504.2
2007 CBC 1009.3; 1133B.4.5.3
Other -

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See keynote 101 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: A
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Location: Photo #
Picnic Area S. of PV Net Bldg. 101

Keynote 103



Field Condition

03B.13 - > 1/2" Changes in Level - Curb ramps, ramps, or elevators are not used for changes in level greater than 1/2 inch. (Lifts may only be used in certain limited situations.)

Existing Condition: 3/4" high

1991 ADAAG 4.5.2
2004 ADAAG 303.4
2007 CBC 1124B.2
Other -

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 101 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Location: Photo #
Picnic Area S. of PV Net Bldg. 101



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Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 104



Field Condition

30.30 - Number - Picnic Table Wheelchair Seating Spaces - Picnic table does not provide at least one wheelchair seating space. OR Where the table top perimeter exceeds 24 linear feet, the number of wheelchair seating spaces provided does not comply with the following: (Table Top Perimeter // Wheelchair Spaces) (25 LF – 44 LF // 2 spaces) (45 LF – 64 LF // 3 spaces) (65 LF – 84 LF // 4 spaces) (85 LF – 104 LF // 5 spaces)

Existing Condition:

1991 ADAAG -
2004 ADAAG -
2007 CBC -
Other 1999 ADAAG-16.5.3

Classification

DOJ Location Type: 2
Use: PV
Severity: C
Level of Difficulty Moderate

Corrective Action

019C - Accessible Picnic Table - Provide an accessible picnic table with integrated wheelchair seating.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$7,200
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Location: Photo #
Picnic Area S. of PV Net Bldg. 104

Keynote 105



Field Condition

03B.08 - Free Standing Protruding Objects - Free standing object(s) mounted on posts with leading edges between 27" and 80" high (such as a sign or telephone) projects more than 12" into the perpendicular route of travel. (Protruding object(s) shall not reduce required clear width of an accessible route.)

Existing Condition: BBQ protrudes > than 4" at 32" high.

1991 ADAAG 4.4.1
2004 ADAAG 307.3
2007 CBC 1133B.8.6.1
Other -

Classification

DOJ Location Type: 2
Use: PV
Severity: A
Level of Difficulty Low to Moderate

Corrective Action

862D - Wing Walls - Construct wing walls around protruding object.

Additional Comments: Provide safety rail.

Costs and Funding

Qty ...Of: 1 EA SET
Total Cost \$600
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Location: Photo #
Picnic Area S. of PV Net Bldg. 105



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 106



Field Condition

30.34C - Picnic Table - Knee Space Depth - Picnic table does not provide at least 19" depth for accessible knee clearance.

Existing Condition: 17" deep

1991 ADAAG 4.32.3

2004 ADAAG 305; 306

2007 CBC 1122B.3

Other 1999 ADAAG-16.5.4

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 104 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location: Photo #
Picnic Area S. of PV Net Bldg. 104

Keynote 107



Field Condition

03B.01 - On-site Accessible Route of Travel - There is no accessible route within the property line of the site linking an accessible building entrance with site arrival points serving the following, if provided: public transportation stops, accessible parking, passenger loading zones, and public sidewalks.

Existing Condition: 20.9% CS & 6.2% RS at grass area.

1991 ADAAG 4.1.2(1)

2004 ADAAG 202.2.1; Advisory 206.2.1

2007 CBC 1114B.1.2; 1127B.1

Other -

Corrective Action

001A - Accessible Route - Provide new accessible route.

Additional Comments: Provide compliant walkway & detectable warning at vehicular crossing points.

Costs and Funding

Qty ...Of: 1500 SF

Total Cost \$46,080

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: B

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location: Photo #
Bus Stop to On-site-path of travel 107



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 108



Location:
W. of PV Net Bldg.

Photo #
108

Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.

Existing Condition: 3.0%

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.1.3

Other -

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.

Additional Comments:

Costs and Funding

Qty ...Of: 43 SF

Total Cost \$1,032

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 109



Location:
Bus Stop

Photo #
109

Field Condition

02.11A - Bus Stop Pad Size - Bus stop pad does not measure 8' long (measured from the curb or vehicle roadway edge) by 5' wide (measured parallel to the vehicle roadway).

Existing Condition: 2'-0" x 24'-9"

1991 ADAAG 10.2.1

2004 ADAAG 810.2.2

2007 CBC 1121B.1

Other

Corrective Action

213 - Passenger Loading Zones and Bus Stops - Miscellaneous - See Additional Comments

Additional Comments: See keynote 112 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 110



Location: Bus Stop
Photo # 110

Field Condition

02.11B - Bus Stop Pad and Accessible Route - Bus stop pad is not connected to an accessible route.

Existing Condition: No compliant POT to On Site POT.

1991 ADAAG 10.2.1

2004 ADAAG 810.2.3

2007 CBC 1121B.1

Other

Corrective Action

090A - Ramp with Handrails and Landings - Provide new compliant ramp with handrails, edge protection, and landings.

Additional Comments:

Costs and Funding

Qty ...Of: 72 LF

Total Cost \$51,840

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: B

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 111



Location: Bus Stop
Photo # 109

Field Condition

02.12A - Bus Stop Pad Slope Parallel to Roadway - Bus stop pad is not at the same slope as the roadway in the direction parallel to the roadway.

Existing Condition: 4.5% sidewalk & 5.1% road.

1991 ADAAG 10.2.1

2004 ADAAG 810.2.4

2007 CBC 1121B.2.1

Other

Corrective Action

213 - Passenger Loading Zones and Bus Stops - Miscellaneous - See Additional Comments

Additional Comments: See keynote 112 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 112



Location: Bus Stop
Photo # 109

Field Condition

02.12B - Bus Stop Pad Slope Perpendicular to Roadway - Bus stop pad slope perpendicular to the roadway exceeds 2%.

Existing Condition: 4.5%

1991 ADAAG 10.2.1

2004 ADAAG 810.2.4

2007 CBC 1121B.2.1

Other

Corrective Action

213 - Passenger Loading Zones and Bus Stops - Miscellaneous - See Additional Comments

Additional Comments: Provide compliant Bus Pad.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$960

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 113



Location: Stairs at PV Net NX Bldg.
Photo # 113

Field Condition

08.02A - Open Risers - The risers are not closed.

Existing Condition:

1991 ADAAG 4.9.2

2004 ADAAG 504.3

2007 CBC 1133B.4.5.3

Other -

Corrective Action

254 - Wood Retrofit Risers - Provide wood risers to close open risers. Paint or stain risers to match treads.

Additional Comments:

Costs and Funding

Qty ...Of: 6 PER RISER

Total Cost \$2,880

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



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Facility Report with Photos

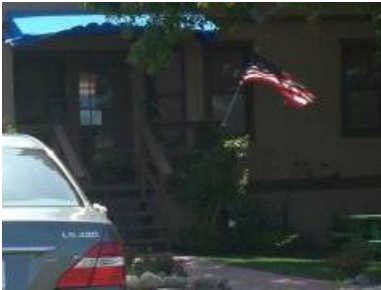


Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 114



Location:
Stairs at PV Net NX Bldg.

Photo #
113

Field Condition

08.05A - Exterior Stairs - Color Strip - Contrasting color strips have not been provided.

Existing Condition:

1991 ADAAG -

2004 ADAAG -

2007 CBC 1133B.4.4

Other -

Corrective Action

255C - Paint-Applied Warning Striping - Top and Bottom - Paint 2" wide stripes a maximum of 1" from tread nosing on both top landing and bottom tread. Stripes shall extend the full width of stair. Apply epoxy paint of clearly contrasting color (70% minimum contrast) with band grit to achieve compliant slip resi

Additional Comments:

Costs and Funding

Qty ...Of: 2 LF

Total Cost \$19

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 115



Location:
Stairs at PV Net NX Bldg.

Photo #
113

Field Condition

08.07A - Continuous Handrails - Continuous handrails are not provided along both sides.

Existing Condition:

1991 ADAAG 4.9.4

2004 ADAAG 504.6; 505.2

2007 CBC 1133B.4.1.1

Other -

Corrective Action

253 - Wood Handrail - Provide wall-mounted wood handrail, 1-1/2" O.D., mounted at 36" above stair nosing.

Additional Comments:

Costs and Funding

Qty ...Of: 16 LF

Total Cost \$2,304

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 116



Location:
Stairs at PV Net NX Bldg.

Photo #
113

Field Condition

08.09A - Handrail Extensions - Top Landing - At ends of handrails, less than 12" of handrail extends beyond the top nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)

Existing Condition: None

1991 ADAAG 4.9.4(2)

2004 ADAAG 505.10; 505.10.2; Fig. 505.10.2

2007 CBC 1133B.4.2.2

Other -

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See keynote 115 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 117



Location: Photo #
Stairs at PV Net NX Bldg. 113

Field Condition

08.09B - Handrail Extensions - Bottom Landing - At ends of handrails, less than 12" plus the tread width extends beyond the bottom nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)

Existing Condition: None

1991 ADAAG	4.9.4(2)
2004 ADAAG	505.10; 505.10.3; Fig. 505.10.3
2007 CBC	1133B.4.2.2
Other	-

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments
Additional Comments: See keynote 115 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	1
Use:	PV
Severity:	C
Level of Difficulty	Moderate to High

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete As of 09/16/2011
Reported By	

Keynote 118



Location: Photo #
Stairs at PV Net NX Bldg. 113

Field Condition

08.10B - Clearance - The clear space between handrails and walls is not 1-1/2" absolute. (ADA/CBC Standards apply an absolute dimension of 1-1/2", which provides knuckle clearance while generally disallowing entrapment of the forearm or elbow.)

Existing Condition: 2 1/8"

1991 ADAAG	4.9.5(3)
2004 ADAAG	505.5
2007 CBC	1133B.4.2.5
Other	-

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments
Additional Comments: See keynote 115 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	1
Use:	PV
Severity:	C
Level of Difficulty	Moderate to High

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete As of 09/16/2011
Reported By	



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 119



Location:
Stairs at PV Net NX Bldg.

Photo #
113

Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.

Existing Condition: 7.1% near edge of walkway

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.1.3

Other -

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.

Additional Comments:

Costs and Funding

Qty ...Of: 25 SF

Total Cost \$600

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 120



Location:
Parking PV Net NX Bldg.

Photo #
124

Field Condition

01.10A - Van Access Aisle - Dimensions - Where the parking space is designated as "van accessible," the adjacent access aisle is not at least 8' wide by 18' long. (Aisle width is measured from the center line of the stripe on one side to the center line of the stripe on the other.)

Existing Condition: 7'-8" wide.

1991 ADAAG 4.1.2(5)(b)

2004 ADAAG -

2007 CBC 1129B.3 item 2

Other

Corrective Action

199 - Parking Spaces - Miscellaneous - See Additional Comments

Additional Comments: See keynote 121 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 121



Location: Photo #
Parking PV Net NX Bldg. 121

Field Condition

01.13 - Level Surface - The accessible parking spaces and access aisles are not level (slope is greater than 2%).

Existing Condition: 2.7% & 3.3%

1991 ADAAG 4.6.3

2004 ADAAG 502.4; advisory 502.4

2007 CBC 1129B.3 items 3 & 4

Other

Corrective Action

194 - Asphalt Paved Parking Stall and Access Aisle - Remove non-compliant pavement and replace with new asphalt paving. The parking space and access aisle slope shall not exceed 2% in any direction.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA SPACE

Total Cost \$4,200

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 122



Location: Photo #
Parking PV Net NX Bldg. 121

Field Condition

01.14 - Surface - Access aisle is not stable, firm, and slip resistant.

Existing Condition: Cracks & deterioration.

1991 ADAAG 4.5.1

2004 ADAAG 302

2007 CBC 1124B.1

Other

Corrective Action

199 - Parking Spaces - Miscellaneous - See Additional Comments

Additional Comments: See keynote 121 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: A

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 123



Location: Parking PV Net NX Bldg.
Photo # 124

Field Condition

01.15C - Minimum Fine Sign - Accessible parking space has no sign stating "Minimum Fine \$250" below the ISA.

Existing Condition:

1991 ADAAG -

2004 ADAAG -

2007 CBC 1129B.4

Other

Corrective Action

394D - Sign - Fine for Unauthorized Parking - Provide sign stating minimum fine for unauthorized parking.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$120

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 124



Location: Parking PV Net NX Bldg.
Photo # 124

Field Condition

01.18 - Pavement Sign - A 36" square ISA is not painted on the pavement at the rear of the stall.

Existing Condition:

1991 ADAAG -

2004 ADAAG 502.6

2007 CBC 1129B.4

Other

Corrective Action

199 - Parking Spaces - Miscellaneous - See Additional Comments

Additional Comments: See keynote 121 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



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Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 125



Location:
Parking PV Net NX Bldg.

Photo #
125

Field Condition

01.19B - Tow-away Sign - A California tow-away sign is not posted in a conspicuous place at each entrance to off-street parking lot, or immediately adjacent to and visible from each accessible stall.

Existing Condition:

1991 ADAAG -

2004 ADAAG -

2007 CBC 1129B.4

Other

Corrective Action

392 - Tow-away Sign - Provide pole-mounted California tow-away sign at a height of 80" above finish grade to bottom of sign.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$600

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 126



Location:
Ramp PV Net NX Bldg.

Photo #
126

Field Condition

03B.13 - > 1/2" Changes in Level - Curb ramps, ramps, or elevators are not used for changes in level greater than 1/2 inch. (Lifts may only be used in certain limited situations.)

Existing Condition: 1 1/2" high.

1991 ADAAG 4.5.2

2004 ADAAG 303.4

2007 CBC 1124B.2

Other -

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments

Additional Comments: See keynote 127 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos

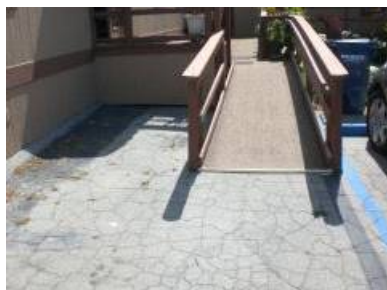


Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 127



Location: Ramp PV Net NX Bldg.
Photo # 127

Field Condition

07.02 - Running Slope - Slope of the ramp exceeds 8.33% (or the least possible compliant slope).

Existing Condition: 6.9% & 8.7% from parking to switchback landing

1991 ADAAG 4.8.2

2004 ADAAG 405.2; Advisory 405.2

2007 CBC 1133B.5.3

Other -

Corrective Action

090F - Modify Ramp and Landing(s) - Modify ramp to provide level and compliant landings at 30" max. vertical rise.

Additional Comments: Retrofit ramp up to door landing.

Costs and Funding

Qty ...Of: 54 LF

Total Cost \$19,440

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 128



Location: Ramp PV Net NX Bldg.
Photo # 128

Field Condition

07.05 - Surface - The ramp surface is not stable, firm and slip-resistant.

Existing Condition: 8 floor mats

1991 ADAAG 4.8.6; 4.5

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments

Additional Comments: Remove floor loose floor mats.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos

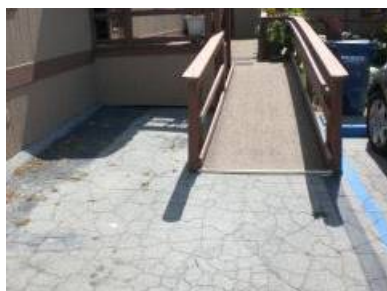


Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 129



Location:
Ramp PV Net NX Bldg.

Photo #
127

Field Condition

07.06 - Clear Width - Clear width of the ramp is less than 48" (handrails may project into the required width a distance of 4-1/2" max.. from each side).

Existing Condition: 46 1/4" between wall & guiderail.

1991 ADAAG 4.8.3

2004 ADAAG 405.5

2007 CBC 1133B.5.2

Other -

Corrective Action

090C - Widen Ramp - Widen existing ramp.

Additional Comments:

Costs and Funding

Qty ...Of: 18 SF

Total Cost \$6,480

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 130



Location:
Ramp PV Net NX Bldg.

Photo #
130

Field Condition

07.11A - Intermediate Landing - Change of Direction - Where there is an intermediate landing, and the ramp changes direction (>30-degree), the landing is less than 72" x 60".

Existing Condition: 74" x 70"

1991 ADAAG 4.8.4(3)

2004 ADAAG 405.7.4

2007 CBC 1133B.5.4.6

Other -

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments

Additional Comments: See keynote 127 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 131



Location: Ramp PV Net NX Bldg.
Photo # 127

Field Condition

07.16 - Handrails - Slope of the ramp exceeds 5%, and handrails are not provided on each side. (Per CBC 1133B.5.5.1, at exterior door landings, handrails are not required on ramps less than 6" high or 72" long. Handrails are not required on curb ramps or adjacent to fixed seating in assembly areas.)

Existing Condition:

1991 ADAAG 4.8.5
 2004 ADAAG 405.8; 505.2
 2007 CBC 1133B.5.5.1
 Other -

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments
 Additional Comments: See keynote 127 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
 Total Cost \$0
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
 Use: PV
 Severity: A
 Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/16/2011
 Reported By

Keynote 132



Location: Ramp PV Net NX Bldg.
Photo # 127

Field Condition

07.17 - Inside Handrail - On dogleg or switchback ramps, the inside handrail is not continuous.

Existing Condition:

1991 ADAAG 4.8.5(1)
 2004 ADAAG 505.3
 2007 CBC 1133B.5.5.1
 Other -

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments
 Additional Comments: See keynote 127 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
 Total Cost \$0
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
 Use: PV
 Severity: C
 Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/16/2011
 Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 133



Location:
Ramp PV Net NX Bldg.

Photo #
133

Field Condition

07.20 - Height - The top of the handrail is not between 34" and 38" above the ramp surface.

Existing Condition: 33" high

1991 ADAAG 4.8.5 (5)

2004 ADAAG 505.4; Advisory 505.4; Fig. 505.4

2007 CBC 1133B.5.5.1

Other -

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments

Additional Comments: Provide guardrails where ramp exceeds 30" above ground.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$3,240

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 134



Location:
Ramp PV Net NX Bldg.

Photo #
134

Field Condition

07.21B - Extensions - Parallel with Floor or Ground Surface - At ends of handrails, the handrail extensions is not parallel to the floor or ground surface.

Existing Condition:

1991 ADAAG 4.8.5 (2)

2004 ADAAG 505.10; 505.10.1; Fig. 505.10.1

2007 CBC 1133B.5.5.1

Other -

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments

Additional Comments: See keynote 127 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 135



Field Condition

07.24 - Clearance - The clear space between handrails and walls is not 1-1/2" absolute. (ADA/CBC Standards apply an absolute dimension of 1-1/2", which provides knuckle clearance while generally disallowing entrapment of the forearm or elbow.)

Existing Condition: 2 1/8"

1991 ADAAG 4.8.5; 4.26.2; Fig. 39

2004 ADAAG 505.5; Fig. 505.5

2007 CBC 1133B.5.5.1

Other -

Classification

DOJ Location Type: 1

Use: PV

Severity: B

Level of Difficulty Moderate to High

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments

Additional Comments: See keynote 127 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location:
Ramp PV Net NX Bldg.

Photo #
135



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 136



Field Condition

01.02 - Number - Accessible Parking Spaces - Where parking spaces are provided for self-parking by employees or visitors or both, the required number of accessible parking spaces is not provided. (Note: All or some of the accessible parking spaces may be in a different location if equivalent or greater accessibility is ensured.) (Spaces required: (1 to 25 // 1) (26 to 50 // 2) (51 to 75 // 3) (76 to 100 // 4) (101 to 150 // 5) (151 to 200 // 6) (201 to 300 // 7) (301 to 400 // 8) (401 to 500 // 9) (501 to 1,000 // *) (1,000 and over // **) (*Two percent of total.) (**Twenty plus one for each 100, or fraction over 1,001.)

Existing Condition: No accessible parking at reserved area.

1991 ADAAG 4.1.2(5)
2004 ADAAG 208.3.1(2)
2007 CBC 1129B.1; 1129B.2; Table 11B-6
Other

Classification

DOJ Location Type: 1
Use: CP
Severity: B
Level of Difficulty Low to Moderate

Corrective Action

194 - Asphalt Paved Parking Stall and Access Aisle - Remove non-compliant pavement and replace with new asphalt paving. The parking space and access aisle slope shall not exceed 2% in any direction.

Additional Comments: Provide one Van accessible space with required signs.

Costs and Funding

Qty ...Of: 1 EA SPACE
Total Cost \$4,200
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Location:
Parking S. of Comm. Dev. Bldg.

Photo #
136



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 137



Field Condition

03B.04 - Width - Accessible route of travel is less than 48" wide (note: 48" wide requirement does not apply to doorways or gates).

Existing Condition: 40" wide

1991 ADAAG 4.3.3

2004 ADAAG 403.5.1

2007 CBC 1133B.7.1

Other -

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.

Additional Comments:

Costs and Funding

Qty ...Of: 340 SF

Total Cost \$8,160

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location: Photo #
Walkway to trail E. of PV Net NX Bldg. 138

Keynote 138



Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.

Existing Condition: 2.2%, 3.9%

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.1.3

Other -

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 137 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location: Photo #
Walkway to trail E. of PV Net NX Bldg. 138



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 139



Field Condition

03B.10 - Running Slope - Slope of the accessible route of travel exceeds 1:20.

Existing Condition: 6.6%, 7.0%

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.3

Other -

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 137 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location: Walkway to trail E. of PV Net NX Bldg.
Photo # 138

Keynote 140



Field Condition

03B.15 - Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Cracks

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 137 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location: Walkway to trail E. of PV Net NX Bldg.
Photo # 140



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 141



Field Condition

05.16 - Other - Drinking Fountains - See Additional Comments

1991 ADAAG -

Existing Condition: Non compliant DF & no WC approach.

2004 ADAAG -

2007 CBC -

Other -

Corrective Action

274 - Freestanding High/Low Drinking Fountain - Provide accessible park-type hi-low drinking fountain. Reconnect plumbing and drain lines to existing piping. Provide a sand trap in the drain line.

Additional Comments: Provide compliant landing at new DF.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$7,800

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: B

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location: Photo #
 Walkway from Comm. Dev. Bldg. to Ch 33 Bldg. 141

Keynote 142



Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.

1991 ADAAG 4.3.7

Existing Condition: 3.1% at landing.

2004 ADAAG 403.3

2007 CBC 1133B.7.1.3

Other -

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.

Additional Comments:

Costs and Funding

Qty ...Of: 40 SF

Total Cost \$960

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location: Photo #
 Walkway from Comm. Dev. Bldg. to Ch 33 Bldg. 141



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 143



Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.
 Existing Condition: 2.8%, 3.3%, 2.9%...

1991 ADAAG 4.3.7
 2004 ADAAG 403.3
 2007 CBC 1133B.7.1.3
 Other -

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.
 Additional Comments:

Costs and Funding

Qty ...Of: 285 SF
 Total Cost \$6,840
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
 Use: PV
 Severity: C
 Level of Difficulty High

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/16/2011
 Reported By

Location: Walkway from Comm. Dev. Bldg. to Ch 33 Bldg.
Photo # 141

Keynote 144



Field Condition

03B.15 - Surface - Accessible route surfaces are not stable, firm and slip-resistant.
 Existing Condition: Cracks

1991 ADAAG 4.5.1
 2004 ADAAG 302.1; Advisory 302.1
 2007 CBC 1124B.1
 Other -

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.
 Additional Comments:

Costs and Funding

Qty ...Of: 48 SF
 Total Cost \$1,152
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
 Use: PV
 Severity: C
 Level of Difficulty High

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/16/2011
 Reported By

Location: Walkway from Comm. Dev. Bldg. to Ch 33 Bldg.
Photo # 144



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 145



Field Condition

03B.21 - Hazardous Vehicular Areas - Detectable Warnings - Where a walk crosses or adjoins the vehicular way and the walking surface is not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas is not defined by a continuous detectable warning at least 36" wide complying with CBC 1121B.3.1 item 8(a). (i.e., the warning surface shall contrast visually with adjoining surfaces, either light on dark or dark on light, and shall differ from adjoining walking surfaces in resiliency or sound on cane contact. Color: yellow conforming to Federal Color No. 33538, Table IV/ Standard No. 595B. Where the color value contrast between the yellow warning and the main walking surface is less than 70 percent, a 1" wide black strip shall separate the yellow warning from the main walking surface.)

Existing Condition:

1991 ADAAG	4.29.5
2004 ADAAG	705.1
2007 CBC	1133B.8.5
Other	-

Classification

DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action

024 - Blended Transitions - Detectable Warnings - Provide a continuous, yellow, 36" wide detectable warning surface (i.e. in-line truncated domes).

Additional Comments:

Costs and Funding

Qty ...Of:	15 SF
Total Cost	\$540
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/16/2011
Reported By	

Location:

Walkway from Comm. Dev. Bldg. to
Ch 33 Bldg.

Photo #

144



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 146



Field Condition

03B.15 - Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Cracks & loose surface

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Classification

DOJ Location Type: 1

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 148 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Location:
Tennis Walkway

Photo #
146



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 147



Field Condition

03B.21 - Hazardous Vehicular Areas - Detectable Warnings - Where a walk crosses or adjoins the vehicular way and the walking surface is not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas is not defined by a continuous detectable warning at least 36" wide complying with CBC 1121B.3.1 item 8(a). (i.e., the warning surface shall contrast visually with adjoining surfaces, either light on dark or dark on light, and shall differ from adjoining walking surfaces in resiliency or sound on cane contact. Color: yellow conforming to Federal Color No. 33538, Table IV/ Standard No. 595B. Where the color value contrast between the yellow warning and the main walking surface is less than 70 percent, a 1" wide black strip shall separate the yellow warning from the main walking surface.)

Existing Condition:

1991 ADAAG	4.29.5
2004 ADAAG	705.1
2007 CBC	1133B.8.5
Other	-

Classification

DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action

024 - Blended Transitions - Detectable Warnings - Provide a continuous, yellow, 36" wide detectable warning surface (i.e. in-line truncated domes).

Additional Comments:

Costs and Funding

Qty ...Of:	12 SF
Total Cost	\$432
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/16/2011
Reported By	

Location:
Tennis Walkway

Photo #
146



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 148



Location:
Tennis Walkway

Photo #
148

Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.
 Existing Condition: 3.3%, 3.9%, & 4.7%

1991 ADAAG 4.3.7
 2004 ADAAG 403.3
 2007 CBC 1133B.7.1.3
 Other -

Corrective Action

001D - Modify Pavement - Re-grade and re-pave to provide compliant slope.
 Additional Comments:

Costs and Funding

Qty ...Of: 590 SF
 Total Cost \$14,160
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
 Use: PV
 Severity: C
 Level of Difficulty High

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/16/2011
 Reported By

Keynote 149



Location:
Tennis Entrance

Photo #
149

Field Condition

03B.12 - > 1/4" Changes in Level - Where walkway levels change abruptly, the vertical difference between them exceeds 1/4 inch. Or changes in level between 1/4 inch and 1/2 inch are beveled with a slope greater than 1:2.
 Existing Condition: 1/4" high

1991 ADAAG 4.5.2
 2004 ADAAG 303.2; 303.3
 2007 CBC 1124B.2
 Other -

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments
 Additional Comments: See keynote 148 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
 Total Cost \$0
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
 Use: PV
 Severity: C
 Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/16/2011
 Reported By



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Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 150



Location:
Tennis Entrance

Photo #
150

Field Condition

10.02 - Entrance Sign - Accessible entrance is not identified by an ISA.

1991 ADAAG 28 CFR 35.163(b)1

Existing Condition:

2004 ADAAG 216.6

2007 CBC 1117B.5.8.1.2

Other -

Corrective Action

402 - Entrance Gate Sign - Provide visual sign on or adjacent to gate with text that states "This gate is to remain locked in the open position during business/school hours or during any public function."

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$360

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

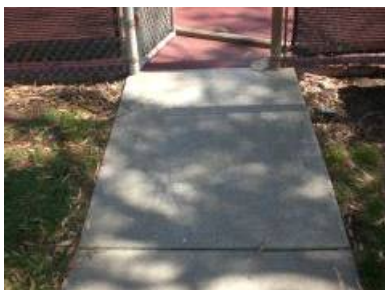
Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 151



Location:
Tennis Entrance

Photo #
149

Field Condition

10.07A - Landing - Level and Clear - Floor is not level (slope is greater than 2% in some or all directions). OR Floor is not clear within the required maneuvering space.

1991 ADAAG 4.13.6; Fig. 25

Existing Condition: 8.2% & no strike clearance.

2004 ADAAG 305; 404.2.4.4

2007 CBC 1133B.2.4

Other -

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments

Additional Comments: See keynote 148 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 152



Location:
Tennis Entrance

Photo #
152

Field Condition

10.08 - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition:

1991 ADAAG -

2004 ADAAG 404.2.10

2007 CBC 1133B.2.6

Other -

Corrective Action

066B - Kick plate at Push Side of Door - Provide 10" smooth panel on push side of door.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$240

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: A

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 153



Location:
Tennis Entrance

Photo #
152

Field Condition

10.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: Door scrapes.

1991 ADAAG 4.13.11

2004 ADAAG 404.2.9

2007 CBC 1133B.2.5

Other -

Corrective Action

058 - Realign Door Mounting - Realign existing door so door does not scrape against the jamb. Remove and replace existing door hinges.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$1,800

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 154



Location:
Ramp at Ch 33 Bldg.

Photo #
154

Field Condition

07.06 - Clear Width - Clear width of the ramp is less than 48" (handrails may project into the required width a distance of 4-1/2" max.. from each side).

Existing Condition: 45" clr.

1991 ADAAG 4.8.3

2004 ADAAG 405.5

2007 CBC 1133B.5.2

Other -

Corrective Action

098 - Wood Ramp - Provide an accessible wood ramp. Floor finish shall match adjacent flooring. Width shall be 48" min (area as shown on the drawings). The ramp slope shall not exceed 8.33% along the POT and cross slope shall not exceed 2%.

Additional Comments:

Costs and Funding

Qty ...Of: 250 SF

Total Cost \$4,500

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 155



Location:
Ramp at Ch 33 Bldg.

Photo #
154

Field Condition

07.07A - Level Landings - Landings at the top or bottom of each ramp or each ramp run is not level (slope is greater than 2% in some or all directions).

Existing Condition: 4.3%

1991 ADAAG 4.8.4

2004 ADAAG 405.7; 405.7.1

2007 CBC 1133B.5.4.1

Other -

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 172 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 156



Location:
Ramp at Ch 33 Bldg.

Photo #
156

Field Condition

07.11A - Intermediate Landing - Change of Direction - Where there is an intermediate landing, and the ramp changes direction (>30-degree), the landing is less than 72" x 60".

Existing Condition: 73" long 45" wide.

1991 ADAAG 4.8.4(3)

2004 ADAAG 405.7.4

2007 CBC 1133B.5.4.6

Other -

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments

Additional Comments: See keynote 154 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 157



Location:
Ramp at Ch 33 Bldg.

Photo #
157

Field Condition

07.14B - Guards - Where drop exceeds 30", a min.. 42" high guard has not been provided as a vertical barrier along the open edges of ramp or landing to prevent persons from falling off the open edge.

Existing Condition: 32 3/4" high guards.

1991 ADAAG 4.8.7

2004 ADAAG 405.9; 405.9.2

2007 CBC 1013; 1133B.5.7

Other -

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments

Additional Comments: Provide guardrails at ramp & landing where height exceeds 30" AFF.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$4,800

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 158



Location:
Ramp at Ch 33 Bldg.

Photo #
154

Field Condition

07.21A - Extensions - Required Length - At ends of handrails, less than 12" of handrail extends beyond the top and bottom of the ramp segment. (Top and bottom handrail extensions are important safety features for persons with mobility impairments and must extend in the direction of the ramp run to permit the intended use.) (Per CBC 1133B.5.5.1.1, in existing buildings or facilities, where the extension of the handrail in the direction of the ramp run would create a hazard, the extension on the handrail may be turned 90 degrees to the run of the ramp.)

Existing Condition: One provided.

1991 ADAAG	4.8.5 (2)
2004 ADAAG	505.10; 505.10.1; Fig. 505.10.1
2007 CBC	1133B.5.5.1; 1133B.5.5.1.1
Other	-

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments

Additional Comments: See keynote 159 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	1
Use:	PV
Severity:	C
Level of Difficulty	Moderate to High

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete As of 09/16/2011
Reported By	

Keynote 159



Location:
Ramp at Ch 33 Bldg.

Photo #
159

Field Condition

07.24 - Clearance - The clear space between handrails and walls is not 1-1/2" absolute. (ADA/CBC Standards apply an absolute dimension of 1-1/2", which provides knuckle clearance while generally disallowing entrapment of the forearm or elbow.)

Existing Condition: 2 1/8" clr.

1991 ADAAG	4.8.5; 4.26.2; Fig. 39
2004 ADAAG	505.5; Fig. 505.5
2007 CBC	1133B.5.5.1
Other	-

Corrective Action

099C - Exterior Wall-Mounted Handrails - At both sides of exterior ramp, provide new galvanized steel pipe handrails, 1 1/2" diameter, mounted 36" above ramp surface. Handrails shall extend a minimum of 12" beyond the top and bottom of the ramp. Ends of handrails shall return smoothly to the flo

Additional Comments:

Costs and Funding

Qty ...Of:	100 LF
Total Cost	\$18,000
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	1
Use:	PV
Severity:	B
Level of Difficulty	Moderate to High

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete As of 09/16/2011
Reported By	



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 160



Location:
Ramp at Ch 33 Bldg.

Photo #
159

Field Condition

07.16 - Handrails - Slope of the ramp exceeds 5%, and handrails are not provided on each side. (Per CBC 1133B.5.5.1, at exterior door landings, handrails are not required on ramps less than 6" high or 72" long. Handrails are not required on curb ramps or adjacent to fixed seating in assembly areas.)

Existing Condition:

1991 ADAAG 4.8.5
2004 ADAAG 405.8; 505.2
2007 CBC 1133B.5.5.1
Other -

Corrective Action

104 - Ramps - Miscellaneous - See Additional Comments

Additional Comments: See keynote 159 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: A
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Keynote 161



Location:
N. of Ch 33 Bldg. Picnic Area

Photo #
161

Field Condition

03B.05A - Passing Spaces - Where the accessible route of travel is less than 60" wide, passing spaces at least 60" by 60" or intersecting walks, allowing passing at reasonable intervals not exceeding 200', are not provided.

Existing Condition: 30" wide walkway

1991 ADAAG 4.3.4
2004 ADAAG 403.5.3
2007 CBC 1133B.7.1
Other -

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 162 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 162



Location:
N. of Ch 33 Bldg. Picnic Area

Photo #
161

Field Condition

03B.10 - Running Slope - Slope of the accessible route of travel exceeds 1:20.
Existing Condition: 7.6%

1991 ADAAG 4.3.7
2004 ADAAG 403.3
2007 CBC 1133B.7.3
Other -

Corrective Action

090A - Ramp with Handrails and Landings - Provide new compliant ramp with handrails, edge protection, and landings.

Additional Comments:

Costs and Funding

Qty ...Of: 20 LF
Total Cost \$14,400
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By

Keynote 163



Location:
N. of Ch 33 Bldg. Picnic Area

Photo #
161

Field Condition

03B.22 - Other - On-Site Accessible Path of Travel - See Additional Comments
Existing Condition: No compliant path of travel to BBQ & Picnic Table

1991 ADAAG -
2004 ADAAG -
2007 CBC -
Other -

Corrective Action

010 - Concrete-Paved Picnic Area - New accessible picnic area. Provide a concrete slab with slope not exceeding 2% in any direction. Provide accessible trash receptacle and barbeque with operable parts mounted at maximum 34" above the finished floor. Provide a flat area that is 5'x5' (m)

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$6,000
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/16/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 164



Field Condition

30.34C - Picnic Table - Knee Space Depth - Picnic table does not provide at least 19" depth for accessible knee clearance.

Existing Condition:

1991 ADAAG 4.32.3

2004 ADAAG 305; 306

2007 CBC 1122B.3

Other 1999 ADAAG-16.5.4

Corrective Action

019C - Accessible Picnic Table - Provide an accessible picnic table with integrated wheelchair seating.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$7,200

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Location:
N. of Ch 33 Bldg. Picnic Area

Photo #
161



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 165



Field Condition

03B.21 - Hazardous Vehicular Areas - Detectable Warnings - Where a walk crosses or adjoins the vehicular way and the walking surface is not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas is not defined by a continuous detectable warning at least 36" wide complying with CBC 1121B.3.1 item 8(a). (i.e., the warning surface shall contrast visually with adjoining surfaces, either light on dark or dark on light, and shall differ from adjoining walking surfaces in resiliency or sound on cane contact. Color: yellow conforming to Federal Color No. 33538, Table IV/ Standard No. 595B. Where the color value contrast between the yellow warning and the main walking surface is less than 70 percent, a 1" wide black strip shall separate the yellow warning from the main walking surface.)

Existing Condition:

1991 ADAAG	4.29.5
2004 ADAAG	705.1
2007 CBC	1133B.8.5
Other	-

Classification

DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action

024 - Blended Transitions - Detectable Warnings - Provide a continuous, yellow, 36" wide detectable warning surface (i.e. in-line truncated domes).

Additional Comments:

Costs and Funding

Qty ...Of:	15 SF
Total Cost	\$540
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/16/2011
Reported By	

Location:
N. of Ch 33 Bldg. Picnic Area

Photo #
161



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 166



Location:
Parking at Ch 33 Bldg.

Photo #
166

Field Condition

01.10A - Van Access Aisle - Dimensions - Where the parking space is designated as "van accessible," the adjacent access aisle is not at least 8' wide by 18' long. (Aisle width is measured from the center line of the stripe on one side to the center line of the stripe on the other.)

Existing Condition: 7'-7" wide

1991 ADAAG 4.1.2(5)(b)

2004 ADAAG -

2007 CBC 1129B.3 item 2

Other

Corrective Action

191 - Accessible Van Parking Stall - Re-stripe parking space with blue traffic paint. Provide an 8' wide access aisle on passenger side of each space. Provide concrete bumpers, located away from aisle. Place ISA at the rear of parking space. Paint-apply the words "NO PARKING" in each access aisle, in white, 12" high letters.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA SPACE

Total Cost \$720

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 167



Location:
Parking at Ch 33 Bldg.

Photo #
166

Field Condition

01.15C - Minimum Fine Sign - Accessible parking space has no sign stating "Minimum Fine \$250" below the ISA.

Existing Condition:

1991 ADAAG -

2004 ADAAG -

2007 CBC 1129B.4

Other

Corrective Action

394D - Sign - Fine for Unauthorized Parking - Provide sign stating minimum fine for unauthorized parking.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$120

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 168



Location:
Parking at Ch 33 Bldg.

Photo #
166

Field Condition

01.18 - Pavement Sign - A 36" square ISA is not painted on the pavement at the rear of the stall.

Existing Condition: 48" x 48"

1991 ADAAG -

2004 ADAAG 502.6

2007 CBC 1129B.4

Other

Corrective Action

199 - Parking Spaces - Miscellaneous - See Additional Comments

Additional Comments: See keynote 166 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 169



Location:
Parking at Ch 33 Bldg.

Photo #
169

Field Condition

01.19A - Lettering - The words "NO PARKING" is not provided in each access aisle, painted in white, 12" high letters.

Existing Condition:

1991 ADAAG -

2004 ADAAG -

2007 CBC 1129B.3 items 1 & 2

Other

Corrective Action

199 - Parking Spaces - Miscellaneous - See Additional Comments

Additional Comments: See keynote 166 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment

Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 170



Location:
Parking at Ch 33 Bldg.

Photo #
166

Field Condition

01.19B - Tow-away Sign - A California tow-away sign is not posted in a conspicuous place at each entrance to off-street parking lot, or immediately adjacent to and visible from each accessible stall.

Existing Condition:

1991 ADAAG -

2004 ADAAG -

2007 CBC 1129B.4

Other

Corrective Action

392 - Tow-away Sign - Provide pole-mounted California tow-away sign at a height of 80" above finish grade to bottom of sign.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$600

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By

Keynote 171



Location:
N. Walkway at Ch 33 Bldg.

Photo #
172

Field Condition

03B.10 - Running Slope - Slope of the accessible route of travel exceeds 1:20.

Existing Condition: 6.1%

1991 ADAAG 4.3.7

2004 ADAAG 403.3

2007 CBC 1133B.7.3

Other -

Corrective Action

027 - Site Work - Miscellaneous - See Additional Comments

Additional Comments: See keynote 172 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/16/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 173 of 4371 Rcds

Facility ID: # 02A - City Hall Grounds

Author: Arteaga, L

Keynote 172



Location: N. Walkway at Ch 33 Bldg.
Photo # 172

Field Condition

03B.09 - Cross Slope - Cross slope of the accessible route of travel exceeds 1:50.
 Existing Condition: 2.7% & 11.4 from accessible bldg. entrances.

1991 ADAAG	4.3.7
2004 ADAAG	403.3
2007 CBC	1133B.7.1.3
Other	-

Corrective Action

001D - Modify Pavement - Re-grade and re-pave to provide compliant slope.
 Additional Comments:

Costs and Funding

Qty ...Of:	300 SF
Total Cost	\$7,200
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

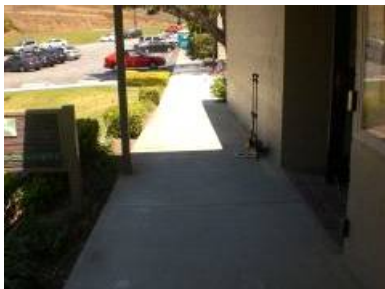
Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete **As of** 09/16/2011
Reported By

Keynote 173



Location: N. of Comm. Dev. Bldg.
Photo # 173

Field Condition

03B.10 - Running Slope - Slope of the accessible route of travel exceeds 1:20.
 Existing Condition: 5.9%, 5.2%, 5.9%

1991 ADAAG	4.3.7
2004 ADAAG	403.3
2007 CBC	1133B.7.3
Other	-

Corrective Action

001C - Modify Accessible Route - Modify existing route to be fully accessible.
 Additional Comments:

Costs and Funding

Qty ...Of:	144 SF
Total Cost	\$3,456
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete **As of** 09/16/2011
Reported By